Command= 210-
Point#, Start#-End# or G#= 1-255

Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
----------08-25-2014-----		08:52:41----------			C:...\BMHOME14	
		SETHUB	1	5050.3219	4722.7170	
		SETHUB	2	4960.4659	4921.6772	TRA
		SETPK	3	4734.5513	4828.0695	TRA
		FNDDH	4	5122.6070	4736.6202	SS
		SETHUB**	5	5023.0026	4655.7556	SS
		FNDDH	6	5044.8929	5015.8406	SS
		FNDDHSB	7	4702.8271	4835.7472	SS
		FNDIP*	8	4709.5061	4838.7310	SS
			9	5044.9385	5015.8746	TRA
			10	4747.7852	4851.6171	TRA
			11	4702.8467	4835.7426	TRA
			12	4721.1186	4779.7484	TRA
			13	4854.8302	4853.6601	TRA
			14	5023.9307	4653.3282	TRA
			15	5122.6070	4736.6202	TRA
			16	4771.6845	4624.7900	TRA
			17	4834.8806	4493.7531	TRA
			18	5022.6374	4654.8604	INT

Point#, Start#-End# or G#= 4-

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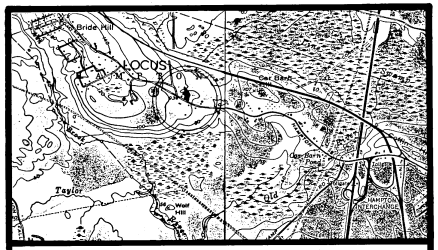
Jul 29 1 09 PM '86 45453



LOCATION PLAN

ABUTTERS LIST

Map/Parcel

300/13 George P. Stone, Jr., and Helen M. Stone, 12 Bashby Road P. O. Box 4847, Hampton, N. H. 03842
300/15 Robert M. Ford, Sr., 569 Exeter Road, Hampton, N. H. 03842
300/16● Elizabeth H. Meiklejhn, 563 Exeter Road, Hampton, N. H. 03842
320/12 elizabeth G. Huntington, 483 Exeter Road, Hampton, N. H. 03842
320/13 Edwin L. Batchelder, Jr., George H. Batchelder, 411 Exeter Road Hampton, N. H. 03842
340/6 William K. and Ann M. Dustin, 520 Exeter Road, Hampton, N. H. 03842
340/18 Bernard G. Lemerise and Louise A. Lemerise 4 P St. Hampton, N. H. 03842
340/21 Delwyn G. and Pauline Main, 556 Exeter Road, Hampton, N. H. 03842

N/F
ROBERT M. FORD SR.
BK. 915 - PG. 458

N/F
GEORGE P. JR. & HELEN M. STONE
BK. 2263 - PG. 795

ELIZABETH H. MEIKLEJOHN
PK. 1912 - PG. 276

EXETER ROAD

EXISTING TELE POLE

EXISTING TELE POLE No. 128

EXISTING TELE POLE No. 851

DH FND

SET IP

DH SET

STONE WALL

EXISTING SHED

EXIST. HOUSE No. 537

BARN

EXISTING DRIVE

WOOD FENCE

WET AREA

50' BUFFER

FLOOD HAZARD ZONE

LOT 1
57,337 sf
1.32Ac

LOT 2
263,759 S.F.
6.06 Ac.

N 64°15'11" W 145.48'

247.40' N 40°00'04" E

129.13'

N 40°28'36" E 202.16'

N 7°-35'-39" W 219.90'

S 28°-58'-57" W 152.78'

S 19°27'21" W 47.66'

S 26°05'57" W 339.53'

N 40°00'04" E 173.30'

N 40°00'50" E 550.70'

N 40°00'50" E 82.19'

S 82°35'51" E 1000.80'

N/F
ELIZABETH G. HUNTINGTON
BK. 1371 - PG. 326

N/F
EDWIN L. JR. & GEORGE H. BATCHELDER

GENERAL NOTES:

1. THIS PARCEL IS LOCATED IN THE RESIDENTIAL RAA ZONE. MAP 300, LOT 17. TOTAL PARCEL AREA IS 7.43Ac.
2. OWNER OF RECORD IS HENRY ST.GERMAIN, 537 EXETER ROAD, HAMPTON, N.H. RCRD 2088/011.
   OPTION HOLDERS ARE ROBERT AND SHEILA NUDD, 11 ROBERTS DRIVE, HAMTON, N.H.
3. MINIMUM LOT SIZE FOR RESIDENTIAL RAA ZONE IS 43,560sf (1 ACRE); MINIMUM FRONTAGE REQUIRED IS 200'.
4. THIS PARCEL IS LOCATED IN A FLOOD HAZARD ZONE AS SHOWN
5. IRON PIPES ARE TO BE SET AT ALL NEWLY CREATED LOT CORNERS AND RADII.
6. Variance for Lot Frontage granted by Hampton ZBA 7/17/86

NOTE: WETLAND BOUNDRY SHOWN HEREON IS THE RESULT OF A FIELD SURVEY BASED ON A SITE INSPECTION BY THE HAMPTON PLANNING BOARD AND THE HAMPTON CONSERVATION COMMISSION IN ACCORDANCE WITH ARTICLE II SECTION 2,3,6, OF THE HAMPTON ZONING ORDINANCE.

SUBDIVISION OF LAND

OF

HENRY ST. GERMAIN

FOR

ROBERT AND SHEILA NUDD

EXETER ROAD (ROUTE 101C)

COUNTY OF ROCKINGHAM

HAMPTON, N.H.

SCALE: 1"=40'

REV. 6/13/86
05/16/86

Approved 7/16/86
Daniel C. Coughlin
Chairman, Hampton Planning Board

RICHARD P. MILLETTE & ASSOCIATES
500 MARKET STREET P.O. BOX 4006
PORTSMOUTH, N.H. 03801

40 30 20 10 0 20 40 60 80 100 120 140 160 FEET
20 18 8 6 4 2 0 10 20 30 40 50 METERS

D-15244

8580

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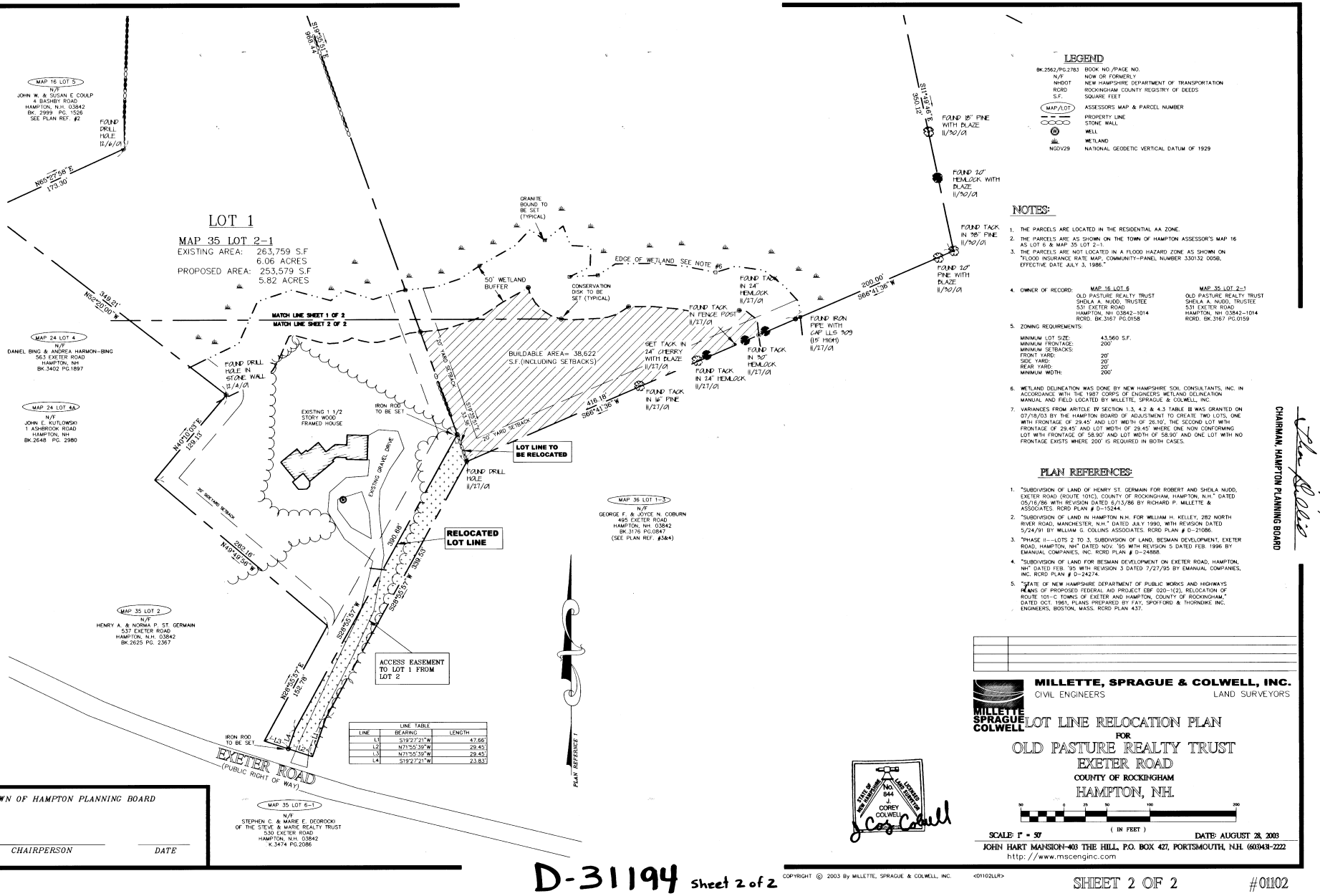
2003 DEC -8 AM 9:12



LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°27'21"W	47.66'
L2	N71°55'39"W	29.45'
L3	N71°55'39"W	29.45'
L4	S19°27'21"W	23.83'

LEGEND

BK.2562/PG.2783	BOOK NO./PAGE NO.
N/F	NOW OR FORMERLY
NHDOT	NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
MAP/LOT	ASSESSORS MAP & PARCEL NUMBER
	PROPERTY LINE
	STONE WALL
W	WELL
	WETLAND
NGDV29	NATIONAL GEODETIC VERTICAL DATUM OF 1929

NOTES:

1. THE PARCELS ARE LOCATED IN THE RESIDENTIAL AA ZONE.
2. THE PARCELS ARE AS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 16 AS LOT 6 & MAP 35 LOT 2-1.
3. THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON "FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 330132 0058, EFFECTIVE DATE JULY 3, 1986."
4. OWNER OF RECORD:

MAP 16 LOT 6	MAP 35 LOT 2-1
OLD PASTURE REALTY TRUST	OLD PASTURE REALTY TRUST
SHEILA A. NUDD, TRUSTEE	SHEILA A. NUDD, TRUSTEE
531 EXETER ROAD	531 EXETER ROAD
HAMPTON, NH 03842-1014	HAMPTON, NH 03842-1014
RCRD. BK.3167 PG.0158	RCRD. BK.3167 PG.0159

5. ZONING REQUIREMENTS:

MINIMUM LOT SIZE:	43,560 S.F.
MINIMUM FRONTAGE:	200'
MINIMUM SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	20'
REAR YARD:	20'
MINIMUM WIDTH:	200'

6. WETLAND DELINEATION WAS DONE BY NEW HAMPSHIRE SOIL CONSULTANTS, INC. IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LISTED BY MILLETTE, SPRAGUE & COLWELL, INC.
7. VARIANCES FROM ARTCLE IV SECTION 1.3, 4.2 & 4.3 TABLE II WAS GRANTED ON 07/18/03 BY THE HAMPTON BOARD OF ADJUSTMENT TO CREATE TWO LOTS, ONE WITH FRONTAGE OF 29.45' AND LOT WIDTH OF 26.10', THE SECOND LOT WITH FRONTAGE OF 29.45' AND LOT WIDTH OF 29.45' WHERE ONE NON CONFORMING LOT WITH FRONTAGE OF 58.90' AND LOT WIDTH OF 58.90' AND ONE LOT WITH NO FRONTAGE EXISTS WHERE 200' IS REQUIRED IN BOTH CASES.

PLAN REFERENCES:

1. "SUBDIVISION OF LAND OF HENRY ST. GERMAIN FOR ROBERT AND SHEILA NUDD, EXETER ROAD (ROUTE 101C), COUNTY OF ROCKINGHAM, HAMPTON, N.H." DATED 05/18/86 WITH REVISION DATED 6/13/86 BY RICHARD P. MILLETTE & ASSOCIATES. RCRD PLAN # D-15244.
2. "SUBDIVISION OF LAND IN HAMPTON N.H. FOR WILLIAM H. KELLEY, 282 NORTH RIVER ROAD, MANCHESTER, N.H." DATED JULY 1990, WITH REVISION DATED 5/24/91 BY WILLIAM G. COLLINS ASSOCIATES. RCRD PLAN # D-21086.
3. "PHASE II---LOTS 2 TO 3, SUBDIVISION OF LAND, BESMAN DEVELOPMENT, EXETER ROAD, HAMPTON, NH" DATED NOV. '95 WITH REVISION 5 DATED FEB. 1996 BY EMANUAL COMPANIES, INC. RCRD PLAN # D-24888.
4. "SUBDIVISION OF LAND FOR BESMAN DEVELOPMENT ON EXETER ROAD, HAMPTON, NH" DATED FEB. '95 WITH REVISION 3 DATED 7/27/95 BY EMANUAL COMPANIES, INC. RCRD PLAN # D-24274.
5. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT EBF 020-1(2), RELOCATION OF ROUTE 101-C TOWNS OF EXETER AND HAMPTON, COUNTY OF ROCKINGHAM," DATED OCT. 1961, PLANS PREPARED BY FAY, SPOFFORD & THORNDIKE INC. ENGINEERS, BOSTON, MASS. RCRD PLAN 437.

APPROVED 9/8/03
CHAIRMAN, HAMPTON PLANNING BOARD

TOWN OF HAMPTON PLANNING BOARD

CHAIRPERSON DATE

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

LOT LINE RELOCATION PLAN
FOR
OLD PASTURE REALTY TRUST
EXETER ROAD
COUNTY OF ROCKINGHAM
HAMPTON, NH.

50 0 25 50 100 200
(IN FEET)

SCALE: 1" = 50' DATE: AUGUST 28, 2003

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 844 COREY COLWELL

JOHN HART MANSION-403 THE HILL, P.O. BOX 427, PORTSMOUTH, N.H. (603)431-2222
http://www.mscenginc.com

D-31194 sheet 2 of 2

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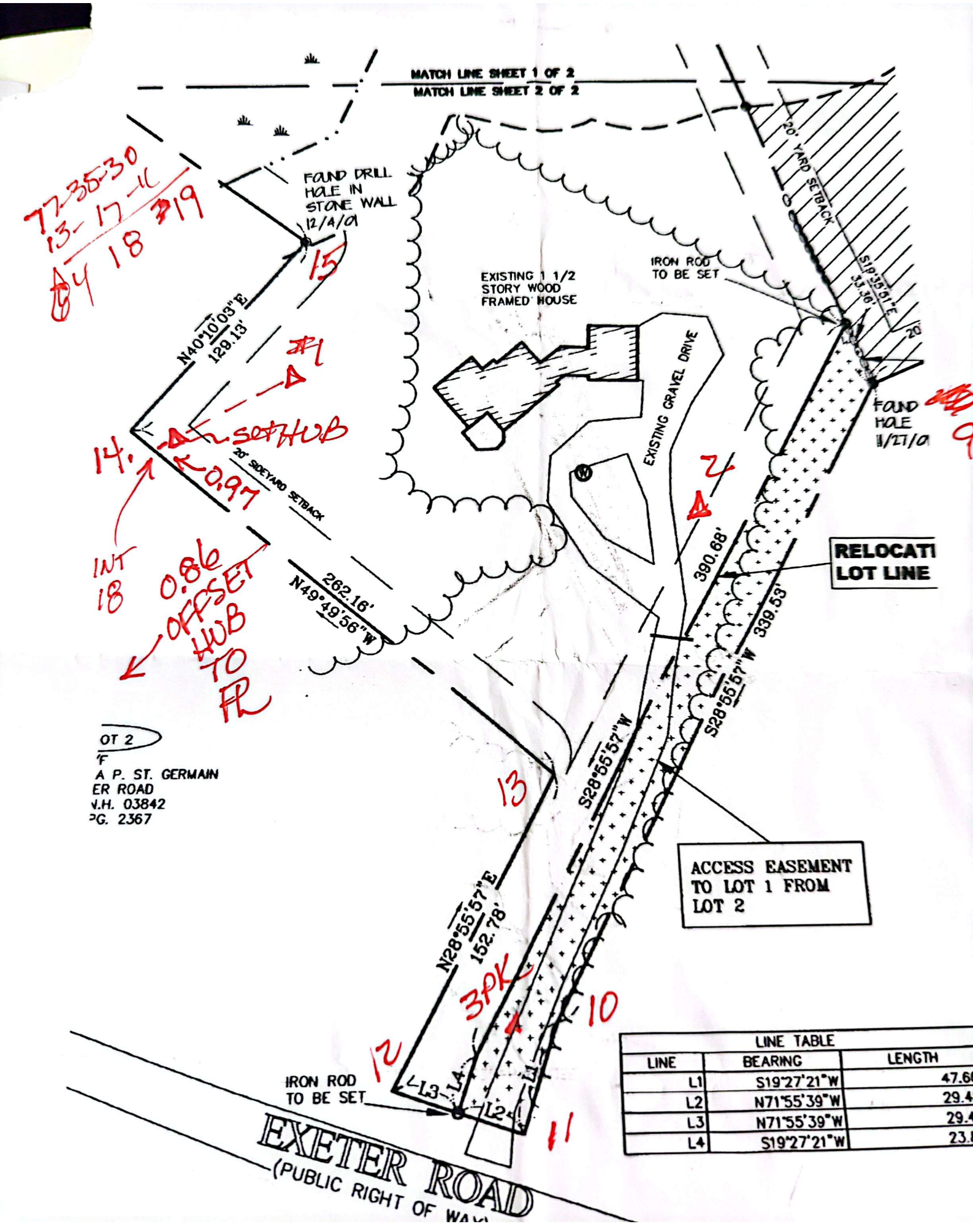
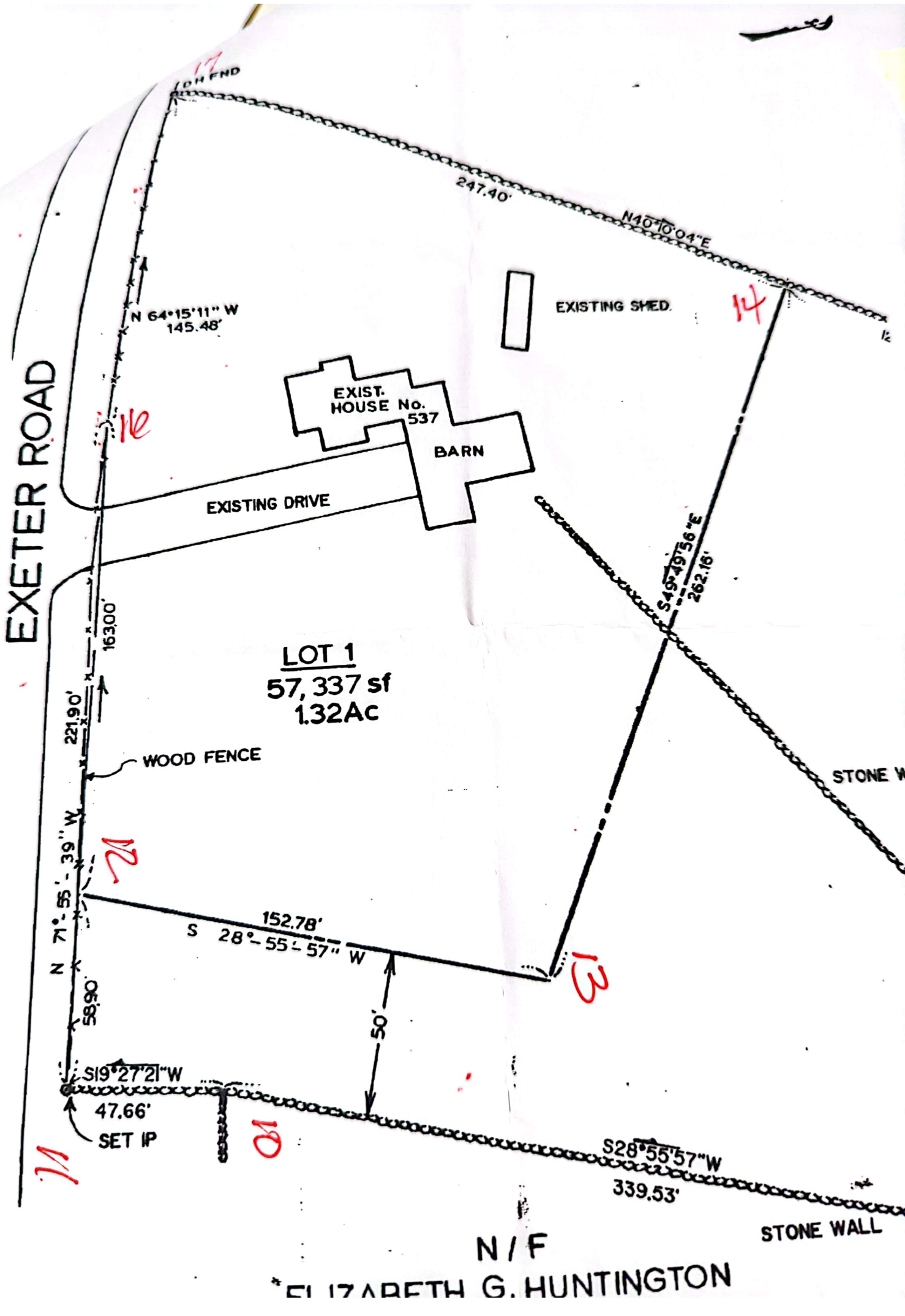
SHEET 2 OF 2 #01102



LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°27'21"W	47.66
L2	N71°55'39"W	29.4
L3	N71°55'39"W	29.4
L4	S19°27'21"W	23.8


EXETER ROAD
IRON END
247.40'
N40°10'04"E
N 64°15'11" W
145.48'
EXISTING SHED
EXIST.
HOUSE No.
537
BARN
EXISTING DRIVE
S49°49'56"E
262.16'
163.00'
LOT 1
57,337 sf
1.32Ac
221.90'
WOOD FENCE
STONE W
N 71°-55'-39" W
152.78'
S 28°-55'-57" W
58.90'
50'
S19°27'21"W
47.66'
SET IP
S28°55'57"W
339.53'
STONE WALL
N/F
*ELIZABETH G. HUNTINGTON

JOB #4 691NUDD

```
Bearing          Distance          Descrip  Pnt.  Northing      Easting
------------------------08-11-2014-----20:14:46-----------------C:.
Occupied Point= 8-
Angle Right Output
Command= 10-
Bearing          Distance          Descrip  Pnt.  Northing      Easting
------------------------08-11-2014-----20:14:55-----------------C:
Occupied Point= 2
                                   SETHUB   2     4960.4659     4921.6772
Backsight Point= 3
                                   SETPK    3     4734.5513     4828.0695
22-30-24         244.54
                                   SETHUB   2     4960.4659     4921.6772
Storage Point= 82-
Point= 13
10-16-13         125.64
                                            13    4854.8302     4853.6601
                                   SETHUB   2     4960.4659     4921.6772
Point= 3
360-00-00        244.54
                                   SETPK    3     4734.5513     4828.0695
                                   SETHUB   2     4960.4659     4921.6772
Point= 12
08-09-38         278.26
                                            12    4721.1186     4779.7484
                                   SETHUB   2     4960.4659     4921.6772
Point= 10-
Bearing          Distance          Descrip  Pnt.  Northing      Easting
------------------------08-11-2014-----20:15:18-----------------C:
Occupied Point= 3
                                   SETPK    3     4734.5513     4828.0695
Backsight Point= 2
                                   SETHUB   2     4960.4659     4921.6772
202-30-24        244.54
                                   SETPK    3     4734.5513     4828.069
Storage Point= 82-
Point= 13
349-30-16        122.97
                                            13    4854.8302     4853.660
                                   SETPK    3     4734.5513     4828.069
Point= 12
231-57-29        50.15
                                            12    4721.1186     4779.74
                                   SETPK    3     4734.5513     4828.06
Point= 2
00-00-00         244.54
                                   SETHUB   2     4960.4659     4921.6
                                   SETPK    3     4734.5513     4828.0
Point= 121-
Saving...
Job disk C: is 28% full. 229193449472 Bytes free on disk.
Command= 4-
```

SET IP
349-30-16 122.99
close 10-29-45K

232-14-15 50.22
50.24
FND SB W/ PLUG
close
127-45-40K

9/25/14